

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: WINTERSET
Local Government Number: 61G583

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINTERSET URBAN RENEWAL	61001	7
WINTERSET WEST CRT URBAN RENEWAL	61004	2
WINTERSET WESTEND TOWNHOMES URBAN RENEWAL	61006	1
WINTERSET CORKREAN WATTS URBAN RENEWAL	61007	2
WINTERSET CRYSTAL FALLS URBAN RENEWAL	61008	2
WINTERSET ARBOR PARK URBAN RENEWAL	61009	3
WINTERSET CEDAR WOODS URBAN RENEWAL	61010	3
WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL	61011	4
WINTERSET NORTH STONE VILLAGE	61012	1
NELSON ACRES URBAN RENEWEL AREA	61014	2

TIF Debt Outstanding: 9,399,861

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2013 Cash Balance
as of 07-01-2013:	16,077	0	Restricted for LMI

TIF Revenue:	1,016,949
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,016,949

Rebate Expenditures:	219,461
Non-Rebate Expenditures:	770,607
Returned to County Treasurer:	0
Total Expenditures:	990,068

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2014 Cash Balance
as of 06-30-2014:	42,958	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 8,366,835

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL
 UR Area Number: 61001

UR Area Creation Date: 06/1989

UR Area Purpose: To stimulate private investment in industrial/commercial expansion and area redevelopment. To construct necessary public facilities to enhance the City's attractiveness to developers and overall redevelopment efforts.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/TIF INCR	61062	61064	20,137,594
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	61063	61065	0
WINTERSET CITY/WINTERSET SCH/TIF INCR	61069	61068	0
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	61071	61070	0
WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR	61098	61099	0
WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR	61100	61101	0
WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR	61105	61106	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	191,600	3,569,600	36,067,200	4,824,700	0	-5,556	44,647,544	0	44,647,544
Taxable	114,831	1,885,342	36,067,200	4,824,700	0	-5,556	42,886,517	0	42,886,517
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **16,077** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 768,039
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 768,039

Rebate Expenditures: 47,347
 Non-Rebate Expenditures: 693,811
 Returned to County Treasurer: 0
Total Expenditures: 741,158

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **42,958** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WINTERSET URBAN RENEWAL

Barker Implement

Description:	Barker Implement acquisition & expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Johnston Lawn Care

Description:	Johnston Lawn Care new building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Agriland FS

Description:	Agriland FS expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Parker Welding

Description:	Parker Welding expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Grip Tite Mfg. 2007

Description:	Grip Tite Mfg. 2007 expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Grip Tite Mfg. 2003

Description:	Grip Tite Mfg. 2003 expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Grip Tite Mfg. 2005

Description:	Grip Tite 2005 warehouse
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Breeding Hardware

Description:	Breeding Hardware acquisition & expansion
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Simon Welding

Description:	Simon Welding expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Library Project

Description:	Library Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

City Hall

Description:	renovation of old Library into City Hall
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2009 Streetscape

Description:	2009 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2007 Streetscape

Description:	2007 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2008 Streetscape

Description:	2008 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2006 Streetscape

Description:	2006 Streetscape Project
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

2005 Streetscape

Description:	2005 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

1998 Airport Hangar

Description:	1998 Airport Hangar Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Hy-Vee Store

Description:	Hy-Vee grocery store development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET URBAN RENEWAL

Barker Implement Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	38,415
Interest:	0
Total:	38,415
Annual Appropriation?:	Yes
Date Incurred:	12/04/2010
FY of Last Payment:	2016

Johnston Lawn Care Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	40,090
Interest:	0
Total:	40,090
Annual Appropriation?:	Yes
Date Incurred:	04/11/2006
FY of Last Payment:	2018

Agriland FS Development Agr.

Debt/Obligation Type:	Rebates
Principal:	228,000
Interest:	0
Total:	228,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2008
FY of Last Payment:	2019

Parker Welding Development Agr.

Debt/Obligation Type:	Rebates
Principal:	16,748
Interest:	0
Total:	16,748
Annual Appropriation?:	Yes
Date Incurred:	02/03/2004
FY of Last Payment:	2015

Grip Tite Mfg. Dev. Agr. 2007

Debt/Obligation Type:	Rebates
Principal:	8,755
Interest:	0
Total:	8,755
Annual Appropriation?:	Yes
Date Incurred:	03/05/2007
FY of Last Payment:	2018

Grip Tite Mfg. Dev. Agr. 2003

Debt/Obligation Type:	Rebates
Principal:	6,584
Interest:	0
Total:	6,584
Annual Appropriation?:	Yes
Date Incurred:	09/25/2003
FY of Last Payment:	2015

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,715,000
Interest:	174,747
Total:	2,889,747
Annual Appropriation?:	Yes
Date Incurred:	03/29/2012
FY of Last Payment:	2022

Grip Tite Mfg. Dev. Agr. 2005

Debt/Obligation Type:	Rebates
Principal:	18,396
Interest:	0
Total:	18,396
Annual Appropriation?:	Yes
Date Incurred:	05/06/2005
FY of Last Payment:	2017

Breeding Hardware Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	20,022
Interest:	0
Total:	20,022
Annual Appropriation?:	Yes
Date Incurred:	10/01/2003
FY of Last Payment:	2015

Simon Welding Development Agr.

Debt/Obligation Type:	Rebates
Principal:	29,400
Interest:	0
Total:	29,400
Annual Appropriation?:	Yes
Date Incurred:	03/07/2004
FY of Last Payment:	2016

2010 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
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Principal:	1,760,000
Interest:	144,195
Total:	1,904,195
Annual Appropriation?:	Yes
Date Incurred:	04/08/2010
FY of Last Payment:	2021

Hy-Vee Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	504,000
Interest:	0
Total:	504,000
Annual Appropriation?:	Yes
Date Incurred:	09/12/2013
FY of Last Payment:	2027

Non-Rebates For WINTERSET URBAN RENEWAL

TIF Expenditure Amount:	35,192
Tied To Debt:	2012 GO Bond
Tied To Project:	1998 Airport Hangar

TIF Expenditure Amount:	101,030
Tied To Debt:	2012 GO Bond
Tied To Project:	2006 Streetscape

TIF Expenditure Amount:	88,163
Tied To Debt:	2012 GO Bond
Tied To Project:	2008 Streetscape

TIF Expenditure Amount:	51,071
Tied To Debt:	2012 GO Bond
Tied To Project:	2007 Streetscape

TIF Expenditure Amount:	30,510
Tied To Debt:	2010 GO Bonds
Tied To Project:	City Hall

TIF Expenditure Amount:	15,235
Tied To Debt:	2010 GO Bonds
Tied To Project:	2009 Streetscape

TIF Expenditure Amount:	126,410
Tied To Debt:	2010 GO Bonds
Tied To Project:	2005 Streetscape

TIF Expenditure Amount:	246,200
Tied To Debt:	2010 GO Bonds
Tied To Project:	Library Project

Rebates For WINTERSET URBAN RENEWAL

Barker Implement

TIF Expenditure Amount:	6,402
Rebate Paid To:	Barker Implement
Tied To Debt:	Barker Implement Dev. Agr.
Tied To Project:	Barker Implement
Projected Final FY of Rebate:	2016

Johnston Lawn Care

TIF Expenditure Amount:	8,018
Rebate Paid To:	Jeffrey Johnston
Tied To Debt:	Johnston Lawn Care Dev. Agr.
Tied To Project:	Johnston Lawn Care
Projected Final FY of Rebate:	2018

Agriland FS

TIF Expenditure Amount:	0
Rebate Paid To:	Agriland FS Inc.
Tied To Debt:	Agriland FS Development Agr.
Tied To Project:	Agriland FS
Projected Final FY of Rebate:	2019

Parker Welding

TIF Expenditure Amount:	8,374
Rebate Paid To:	Parker Welding & Fabrication
Tied To Debt:	Parker Welding Development Agr.
Tied To Project:	Parker Welding
Projected Final FY of Rebate:	2015

Grip Tite Mfg.

TIF Expenditure Amount:	1,751
Rebate Paid To:	Grip Tite Mfg.
Tied To Debt:	Grip Tite Mfg. Dev. Agr. 2007
Tied To Project:	Grip Tite Mfg. 2007
Projected Final FY of Rebate:	2018

Grip Tite Mfg.

TIF Expenditure Amount:	3,292
Rebate Paid To:	Michael Johnson
Tied To Debt:	Grip Tite Mfg. Dev. Agr. 2003
Tied To Project:	Grip Tite Mfg. 2003
Projected Final FY of Rebate:	2015

Grip Tite Mfg.

TIF Expenditure Amount:	4,599
Rebate Paid To:	Michael Johnson
Tied To Debt:	Grip Tite Mfg. Dev. Agr. 2005
Tied To Project:	Grip Tite Mfg. 2005
Projected Final FY of Rebate:	2017

Breeding Hardware

TIF Expenditure Amount:	10,011
Rebate Paid To:	Breeding Hardware Inc.
Tied To Debt:	Grip Tite Mfg. Dev. Agr. 2005
Tied To Project:	Breeding Hardware
Projected Final FY of Rebate:	2015

Simon Welding

TIF Expenditure Amount:	4,900
Rebate Paid To:	Randall Simon
Tied To Debt:	Breeding Hardware Dev. Agr.
Tied To Project:	Simon Welding
Projected Final FY of Rebate:	2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61064

TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,365,100	20,354,200	4,705,300	0	-1,852	27,422,748	0	27,422,748
Taxable	0	1,249,166	20,354,200	4,705,300	0	-1,852	26,306,814	0	26,306,814
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,115,489	23,309,111	20,137,594	3,171,517	121,550

FY 2014 TIF Revenue Received: 768,039

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61065

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,800	0	0	0	0	0	9,800	0	9,800
Taxable	5,873	0	0	0	0	0	5,873	0	5,873
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	19,400	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61068

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,181,800	0	0	0	3,181,800	0	3,181,800
Taxable	0	0	3,181,800	0	0	0	3,181,800	0	3,181,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,244,630	1,937,170	0	1,937,170	74,243

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61070

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	74,100	0	0	0	0	0	74,100	0	74,100
Taxable	44,410	0	0	0	0	0	44,410	0	44,410
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	25,240	44,410	0	44,410	1,242

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 61099

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	61,200	0	0	0	61,200	0	61,200
Taxable	0	0	61,200	0	0	0	61,200	0	61,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	48,400	12,800	0	12,800	491

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 61101

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	107,700	0	0	0	0	0	107,700	0	107,700
Taxable	64,548	0	0	0	0	0	64,548	0	64,548
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	44,100	63,600	0	63,600	1,778

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR
 TIF Taxing District Inc. Number: 61106

TIF Taxing District Base Year: 0

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,204,500	12,470,000	119,400	0	-3,704	13,790,196	0	13,790,196
Taxable	0	636,176	12,470,000	119,400	0	-3,704	13,221,872	0	13,221,872
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,498,000	7,295,900	0	7,295,900	279,619

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET WEST CRT URBAN RENEWAL
 UR Area Number: 61004
 UR Area Creation Date: 03/1997

UR Area Purpose: To stimulate new residential development and to assist persons of low & moderate income with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY AG/WINTERSET SCH/WEST C'97 URBAN RENW TIF INCR	61094	61095	0
WINTERSET CITY/WINTERSET SCH/WEST CRT TIF INCR	61096	61097	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET WEST CRT URBAN RENEWAL (61004)
TIF Taxing District Name:	WINTERSET CITY AG/WINTERSET SCH/WEST C`97` URBAN RENW TIF INCR
TIF Taxing District Inc. Number:	61095
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,000	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET WEST CRT URBAN RENEWAL (61004)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WEST CRT TIF INCR
TIF Taxing District Inc. Number:	61097
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,000	0	0	0	0

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET WESTEND TOWNHOMES URBAN RENEWAL
 UR Area Number: 61006
 UR Area Creation Date: 08/2000

UR Area Purpose: To provide affordable townhouse units within the City, to stimulate new residential development, and to provide LMI housing units.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/WESTEND RENE TIF INCR	61107	61108	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET WESTEND TOWNHOMES URBAN RENEWAL (61006)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WESTEND RENE TIF INCR
 TIF Taxing District Inc. Number: 61108
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	17,900	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN WATTS URBAN RENEWAL
 UR Area Number: 61007

UR Area Creation Date: 06/2003

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY AG/WINTERSET SCH/CORKREAN WATTS TIF INCR	61111	61112	0
WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR	61113	61114	2,438,266

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,623,500	0	0	0	-3,704	4,619,796	0	4,619,796
Taxable	0	2,441,970	0	0	0	-3,704	2,438,266	0	2,438,266
Homestead Credits									18

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 93,448
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 93,448

Rebate Expenditures: 58,498
 Non-Rebate Expenditures: 34,950
 Returned to County Treasurer: 0
Total Expenditures: 93,448

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WINTERSET CORKREAN WATTS URBAN RENEWAL

Corkrean & Watts Plat 2

Description:	Corkrean & Watts Development Agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Set aside LMI revenue to LMI Grant Fund
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CORKREAN WATTS URBAN RENEWAL

Corkrean & Watts Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	76,849
Interest:	0
Total:	76,849
Annual Appropriation?:	Yes
Date Incurred:	06/16/2003
FY of Last Payment:	2015

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	45,912
Interest:	0
Total:	45,912
Annual Appropriation?:	No
Date Incurred:	06/16/2003
FY of Last Payment:	2015

Non-Rebates For WINTERSET CORKREAN WATTS URBAN RENEWAL

TIF Expenditure Amount:	34,950
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CORKREAN WATTS URBAN RENEWAL

Corkrean & Watts Plat 2

TIF Expenditure Amount:	58,498
Rebate Paid To:	Corkrean & Watts Development Co
Tied To Debt:	Corkrean & Watts Dev. Agr.
Tied To Project:	Corkrean & Watts Plat 2
Projected Final FY of Rebate:	2016

Income Housing For WINTERSET CORKREAN WATTS URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	34,950
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN WATTS URBAN RENEWAL (61007)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/CORKREAN WATTS TIF INCR
 TIF Taxing District Inc. Number: 61112

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN WATTS URBAN RENEWAL (61007)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR
 TIF Taxing District Inc. Number: 61114

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,623,500	0	0	0	-3,704	4,619,796	0	4,619,796
Taxable	0	2,441,970	0	0	0	-3,704	2,438,266	0	2,438,266
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,900	2,438,266	2,438,266	0	0

FY 2014 TIF Revenue Received: 93,448

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CRYSTAL FALLS URBAN RENEWAL
 UR Area Number: 61008
 UR Area Creation Date: 06/2003

UR Area Purpose: To stimulate new residential housing and to assist low and moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY AG/WINTERSET SCH/CRYSTAL FALLS TIF INCR	61115	61116	0
WINTERSET CITY/WINTERSET SCH/CRYSTAL FALLS TIF WFD INCR	61117	61118	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CRYSTAL FALLS URBAN RENEWAL (61008)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/CRYSTAL FALLS TIF INCR
 TIF Taxing District Inc. Number: 61116

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CRYSTAL FALLS URBAN RENEWAL (61008)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CRYSTAL FALLS TIF WFD INCR
 TIF Taxing District Inc. Number: 61118

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL
 UR Area Number: 61009
 UR Area Creation Date: 10/2006

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR	61119	61120	560,378
WINTERSET CITY/WINTERSET SCHOOL/ ARBOR PARK LOT 2 PLAT1/ WFD INCREMENT	61128	61129	94,753
WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR	61146	61147	182,060

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,592,100	0	0	0	-3,704	1,588,396	0	1,588,396
Taxable	0	840,895	0	0	0	-3,704	837,191	0	837,191
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 32,086
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 32,086

Rebate Expenditures: 20,086
 Non-Rebate Expenditures: 12,000
 Returned to County Treasurer: 0
Total Expenditures: 32,086

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

Description:	residential development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Set aside LMI revenue to LMI Grant Fund
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

Debt/Obligation Type:	Rebates
Principal:	268,816
Interest:	0
Total:	268,816
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2019

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	160,602
Interest:	0
Total:	160,602
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2019

Non-Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

TIF Expenditure Amount:	12,000
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

TIF Expenditure Amount:	20,086
Rebate Paid To:	Corkrean Development Inc.
Tied To Debt:	Arbor Park Development Agr
Tied To Project:	Arbor Park Development Agr
Projected Final FY of Rebate:	2019

Income Housing For WINTERSET ARBOR PARK URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	12,000
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR
 TIF Taxing District Inc. Number: 61120
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,068,000	0	0	0	-3,704	1,064,296	0	1,064,296
Taxable	0	564,082	0	0	0	-3,704	560,378	0	560,378
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	98,000	560,378	560,378	0	0

FY 2014 TIF Revenue Received: 21,501

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCHOOL/ ARBOR PARK LOT 2 PLAT1/ WFD INCREMENT
 TIF Taxing District Inc. Number: 61129
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	179,400	0	0	0	0	179,400	0	179,400
Taxable	0	94,753	0	0	0	0	94,753	0	94,753
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	94,753	94,753	0	0

FY 2014 TIF Revenue Received: 3,632

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR
 TIF Taxing District Inc. Number: 61147
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	344,700	0	0	0	0	344,700	0	344,700
Taxable	0	182,060	0	0	0	0	182,060	0	182,060
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	33,300	182,060	182,060	0	0

FY 2014 TIF Revenue Received: 6,953

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL
 UR Area Number: 61010
 UR Area Creation Date: 11/2006

UR Area Purpose: To stimulate private investment in new residential development. To help finance the cost of streets, water, sanitary & storm sewer and other public facilities to support housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR	61124	61125	528,056
WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT	61130	61131	391,951
WINTERSET CORP WINTERSET SCH CEDAR WOODS- INCREMENT	61157	61158	146,460

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,022,700	0	0	0	-1,852	2,020,848	0	2,020,848
Taxable	0	1,068,319	0	0	0	-1,852	1,066,467	0	1,066,467
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 40,873
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 40,873

Rebate Expenditures: 25,586
 Non-Rebate Expenditures: 15,287
 Returned to County Treasurer: 0
Total Expenditures: 40,873

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development

Description:	Cedar Woods Plat 1 Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Set aside LMI revenue to LMI Grant Fund
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development Agr.

Debt/Obligation Type:	Rebates
Principal:	700,086
Interest:	0
Total:	700,086
Annual Appropriation?:	Yes
Date Incurred:	11/20/2006
FY of Last Payment:	2028

LMI Requirement

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	418,262
Interest:	0
Total:	418,262
Annual Appropriation?:	No
Date Incurred:	11/20/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

TIF Expenditure Amount:	15,287
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods

TIF Expenditure Amount:	25,586
Rebate Paid To:	Zuendel Investments, Inc.
Tied To Debt:	Cedar Woods Development Agr.
Tied To Project:	Cedar Woods Development
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CEDAR WOODS URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	15,287
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR
 TIF Taxing District Inc. Number: 61125
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,003,300	0	0	0	-1,852	1,001,448	0	1,001,448
Taxable	0	529,908	0	0	0	-1,852	528,056	0	528,056
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,400	528,056	528,056	0	0

FY 2014 TIF Revenue Received: 20,249

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT
 TIF Taxing District Inc. Number: 61131
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	742,100	0	0	0	0	742,100	0	742,100
Taxable	0	391,951	0	0	0	0	391,951	0	391,951
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	391,951	391,951	0	0

FY 2014 TIF Revenue Received: 15,011

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CORP WINTERSET SCH CEDAR WOODS- INCREMENT
 TIF Taxing District Inc. Number: 61158
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	277,300	0	0	0	0	277,300	0	277,300
Taxable	0	146,460	0	0	0	0	146,460	0	146,460
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	146,460	146,460	0	0

FY 2014 TIF Revenue Received: 5,613

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL
 UR Area Number: 61011

UR Area Creation Date: 09/2006

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-CORKREAN/WATTS PLAT# 5 WFD INCR	61121	61122	440,800
WINTERSET CITY/WINTERSET SCH CORKREAN WATTS PLAT#5/ WFD INCREMENT	61132	61133	356,403
WINTERSET CITY/WINTERSET SCH- CORKREAN/WATTS PLAT5/ WFD -INCR	61148	61149	116,936
WINTERSET CORP WINTERSET SCH CORKREAN/WATTS PLAT #5/ WFD -TIFF INCR	61159	61160	101,566

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,933,600	0	0	0	-5,556	1,928,044	0	1,928,044
Taxable	0	1,021,261	0	0	0	-5,556	1,015,705	0	1,015,705
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 38,927
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 38,927

Rebate Expenditures: 24,368
 Non-Rebate Expenditures: 14,559
 Returned to County Treasurer: 0
Total Expenditures: 38,927

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

Description:	Corkrean & Watts Plat 5 development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Set aside LMI revenue to LMI Grant Fundq
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Corkrean & Watts Plat 5 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	445,536
Interest:	0
Total:	445,536
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	266,184
Interest:	0
Total:	266,184
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

TIF Expenditure Amount:	14,559
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

TIF Expenditure Amount:	24,368
Rebate Paid To:	Corkrean & Watts Development Co.
Tied To Debt:	Corkrean & Watts Plat 5 Dev.Agr.
Tied To Project:	Corkrean & Watts Plat 5
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
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Construction of low and moderate income housing:	0
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Grants, credits or other direct assistance to low and moderate income families:	0
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Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	14,559
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Other low and moderate income housing assistance:	0
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TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH-CORKREAN/WATTS PLAT# 5 WFD INCR
TIF Taxing District Inc. Number:	61122
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	841,600	0	0	0	-3,704	837,896	0	837,896
Taxable	0	444,504	0	0	0	-3,704	440,800	0	440,800
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	500	440,800	440,800	0	0

FY 2014 TIF Revenue Received: 16,916

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH CORKREAN WATTS PLAT#5/ WFD INCREMENT
TIF Taxing District Inc. Number:	61133
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	678,300	0	0	0	-1,852	676,448	0	676,448
Taxable	0	358,255	0	0	0	-1,852	356,403	0	356,403
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	356,403	356,403	0	0

FY 2014 TIF Revenue Received: 13,669

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH- CORKREAN/WATTS PLAT5/ WFD -INCR
TIF Taxing District Inc. Number:	61149
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	221,400	0	0	0	0	221,400	0	221,400
Taxable	0	116,936	0	0	0	0	116,936	0	116,936
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	100	116,936	116,936	0	0

FY 2014 TIF Revenue Received: 4,450

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CORP WINTERSET SCH CORKREAN/WATTS PLAT #5/ WFD -TIFF INCR
TIF Taxing District Inc. Number:	61160
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	192,300	0	0	0	0	192,300	0	192,300
Taxable	0	101,566	0	0	0	0	101,566	0	101,566
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	101,566	101,566	0	0

FY 2014 TIF Revenue Received: 3,892

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE
 UR Area Number: 61012
 UR Area Creation Date: 05/2007

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 (INCREMENT) / WFD	61126	61127	997,400

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	998,200	0	0	0	998,200	0	998,200
Taxable	0	0	998,200	0	0	0	998,200	0	998,200
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 38,225
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 38,225

Rebate Expenditures: 38,225
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 38,225

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WINTERSET NORTH STONE VILLAGE

North Stone Village Phase 1

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Fareway Store

Description:	Fareway Store construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

8th Avenue Paving

Description:	paving 8th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Clark Insurance

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

4th Avenue Paving

Description:	paving 4th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET NORTH STONE VILLAGE

North Stone Village Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	390,876
Interest:	0
Total:	390,876
Annual Appropriation?:	Yes
Date Incurred:	05/21/2007
FY of Last Payment:	2028

Fareway Store Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	10/17/2011
FY of Last Payment:	2019

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	190,000
Interest:	27,172
Total:	217,172
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2023

Scot Clark Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	57,500
Interest:	0
Total:	57,500
Annual Appropriation?:	Yes
Date Incurred:	11/04/2013
FY of Last Payment:	2021

4th Avenue Paving Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	170,000
Interest:	0
Total:	170,000
Annual Appropriation?:	Yes
Date Incurred:	08/29/2013
FY of Last Payment:	2025

Rebates For WINTERSET NORTH STONE VILLAGE

North Stone Village Phase 1

TIF Expenditure Amount:	38,225
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	North Stone Village Dev. Agr.
Tied To Project:	North Stone Village Phase 1
Projected Final FY of Rebate:	2028

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE (61012)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1
 (INCREMENT) / WFD
 TIF Taxing District Inc. Number: 61127
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	998,200	0	0	0	998,200	0	998,200
Taxable	0	0	998,200	0	0	0	998,200	0	998,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	998,200	997,400	800	31

FY 2014 TIF Revenue Received: 38,225

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: NELSON ACRES URBAN RENEWEL AREA
 UR Area Number: 61014
 UR Area Creation Date: 02/2011

UR Area Purpose: To promote and stimulate new LMI residential housing development. Housing units completed in connection with this project will be purchased exclusively by families of low & moderate income.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NELSON ACR- PLAT# 4/ WFD-INCREMENT	61155	61156	90,897
WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR	61161	61162	48,750

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	264,400	0	0	0	0	264,400	0	264,400
Taxable	0	139,647	0	0	0	0	139,647	0	139,647
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 5,351
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 5,351

Rebate Expenditures: 5,351
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 5,351

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For NELSON ACRES URBAN RENEWEL AREA

Nelson Acres Development

Description:	Nelson Acres LMI Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For NELSON ACRES URBAN RENEWEL AREA

Nelson Acres Development Agr.

Debt/Obligation Type:	Rebates
Principal:	177,714
Interest:	0
Total:	177,714
Annual Appropriation?:	Yes
Date Incurred:	03/21/2011
FY of Last Payment:	2027

Rebates For NELSON ACRES URBAN RENEWEL AREA

Nelson Acres Development Agr.

TIF Expenditure Amount:	5,351
Rebate Paid To:	Winterset Comm School District
Tied To Debt:	Nelson Acres Development Agr.
Tied To Project:	Nelson Acres Development
Projected Final FY of Rebate:	2027

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: NELSON ACRES URBAN RENEWEL AREA (61014)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NELSON ACR- PLAT# 4/ WFD-
 INCREMENT
 TIF Taxing District Inc. Number: 61156
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	172,100	0	0	0	0	172,100	0	172,100
Taxable	0	90,897	0	0	0	0	90,897	0	90,897
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	90,897	90,897	0	0

FY 2014 TIF Revenue Received: 3,483

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: NELSON ACRES URBAN RENEWEL AREA (61014)
 TIF Taxing District Name: WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR
 TIF Taxing District Inc. Number: 61162
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	92,300	0	0	0	0	92,300	0	92,300
Taxable	0	48,750	0	0	0	0	48,750	0	48,750
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	48,750	48,750	0	0

FY 2014 TIF Revenue Received: 1,868